

Economic Development Update

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Today's Agenda

A tour through West Hartford

- New businesses
- New Developments
- New Opportunities

Q & A



Let's start in Corbin's Corner.



**buy buy
BABY**



COST PLUS
WORLD MARKET
Unique, authentic and always affordable.





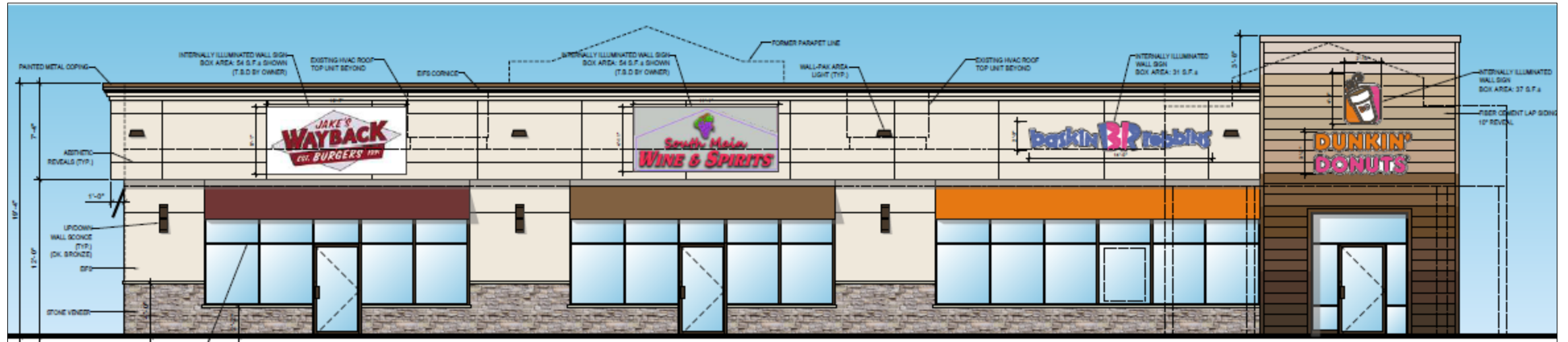


1 BERKSHIRE RD. STREETScape
SCALE: N.T.S



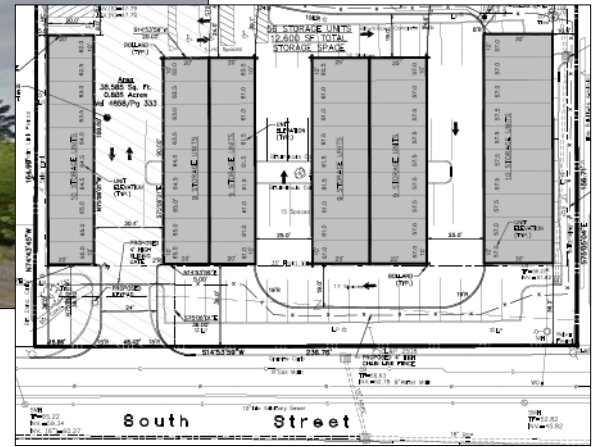
How about Elmwood?











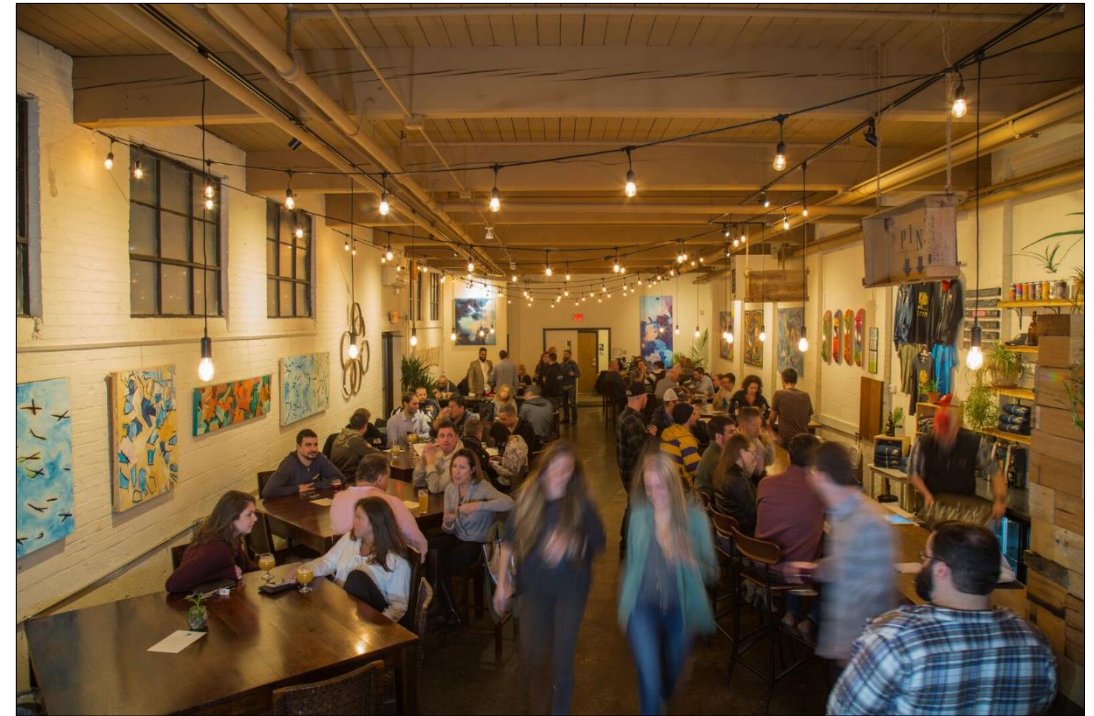
Over to New Park Avenue

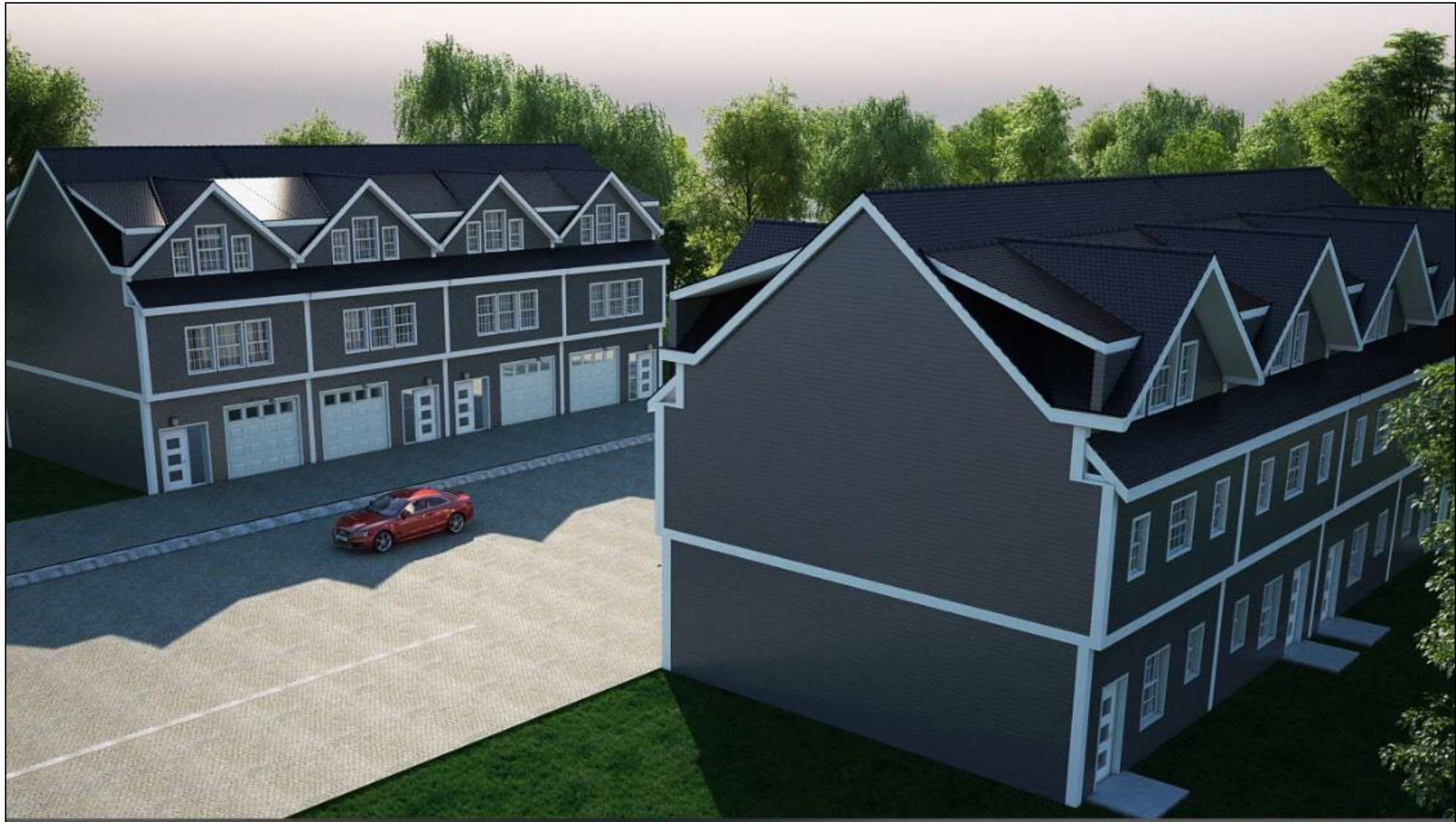












What's new on Park Road?













**HOME
DESIGN
DISTRICT**
of
WEST HARTFORD



journey



Let's go to Blue Back Square.











deadbolt

BAR & GRILL









Time out.

Let's play a game!



**How many outdoor
dining seats do we
have in town?**



1,434



So what's new in the Center?















West Hartford Center BC Zoning District



Review of the BC Zone

- Vision Statement & Guiding Principles – June 2017
- Incentive Zoning Ordinance – September 2017
- Incentives for:
 - Affordable Housing
 - Historic Preservation
 - Infill Development
 - Private Parking Garages
 - Public Space
 - Public Art



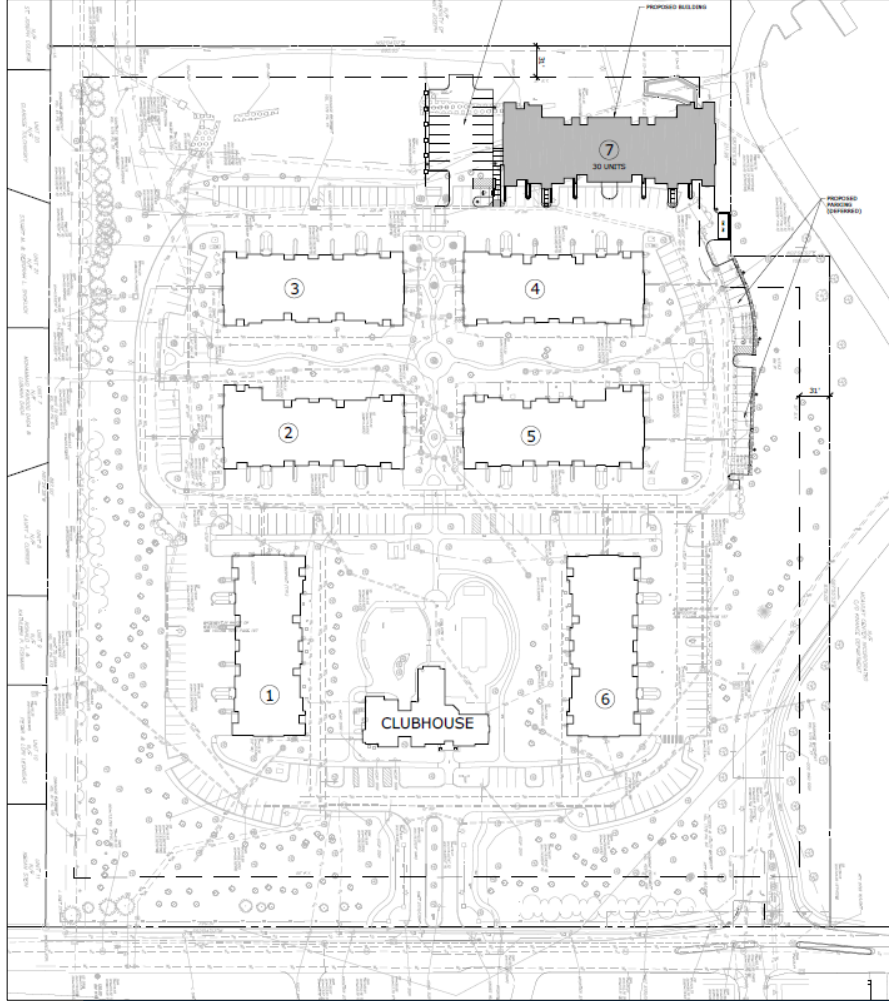
**No. We're not done
yet. How about
Bishops Corner?**













One more game!

How many times did Kristen capture herself in a picture?





Ok, but what about UConn?





UConn WEST HARTFORD CAMPUS

COMMUNITY ENGAGEMENT REPORT AND DRAFT VISION STATEMENT







2700+ survey responses
300+ attendees
What did we learn?

UConn West Hartford Campus Community Visioning Forum

WEST SIDE CONCEPTS

Office






IMPACT ASSESSMENTS	
Building size:	205,000 S.F.
Building height:	2-3 stories
Parking:	800-1,000 spaces
Estimated Traffic:	2,100+ trips (weekday) 450+ trips (weekend) <small>Medical offices produce more traffic than general office.</small>
Estimated property tax generation:	\$1,300,000 annually
Fiscal impact:	Positive
Impervious cover:	Increased
Zoning:	Requires a zone change

WHAT DO YOU THINK:
Do you think this concept would be a good fit for the UCONN campus?

YES NEUTRAL NO

Retail and assisted living






IMPACT ASSESSMENTS	
Description:	45,000 S.F. retail, 120 bed assisted living facility
Parking:	315 spaces
Estimated Traffic:	3,200 trips (weekday) 4,900 trips (weekend)
Estimated property tax generation:	\$600,000 annually
Fiscal impact:	Positive
Impervious cover:	Increased
Zoning:	Requires a zone change

WHAT DO YOU THINK:
Do you think this concept would be a good fit for the UCONN campus?

YES NEUTRAL NO

Town Park

IMPACT ASSESSMENTS	
Estimated Construction Cost:	\$3 million to \$4 million <small>* Rough order of magnitude costs for discussion purposes only (excludes property acquisition, building renovation, demolition, design, remediation, and maintenance costs)</small>
Parking:	130-200 spaces
Traffic:	~100 trips (weekday) 400 trips (weekend)
Estimated property tax generation:	None
Fiscal impact:	Negative
Impervious cover:	Decreased
Zoning:	Permitted under current zoning

WHAT DO YOU THINK:
Do you think this concept would be a good fit for the UCONN campus?

YES NEUTRAL NO



About the Campus: Site Context



Vision Statement and Guiding Principles

- Balance growth with protection of natural resources and community use
- Preserve open feel, maintain buffers and promote compatible scale
- Maintain recreation facilities and encourage cultural and educational uses



Where Do We Stand?

New businesses: shops, offices and yes,
restaurants

New homes: houses, condos and
apartments

The future is bright!



Questions?



Thank You Sponsors

